

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, July 21, 2009 at **5:30 p.m.** in the **Council Chambers of City Hall at 280 Grove St.**, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Swear in City Planning Staff
6. Old Business:
7. New Business

8. Case: P09-016 Administrative Amendment
Applicant: Kantibhai Patel
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 831-833 Newark Ave.
Block: 589 Lot: 29
Zone: NC – Neighborhood Commercial
Description: Subdivision of existing oversized lot of 5,586sf into two more closely conforming lots of 2,813 and 2,773 sf. Originally approved on Mary 26, 2009. Proposed elimination of service entry on streetfront façade.

9. Case: P08-017.1 Amended Preliminary Major Site Plan
Applicant: Nams Developers, Inc.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 516-520 Bergen Avenue
Block: 1931 Lot: 1 & 1.A
Zone: Monticello Avenue Redevelopment Plan
Description: Expansion of previously approved mixed-use building. Originally approved November 5, 2008. Adjacent lot has been acquired and size of project was enlarged. New project has 18 residential units and 5,493 sf of ground floor retail space.

10. Case: P09-025 Minor Site Plan
Applicant: BGT Capital LLC & Davood G Taree
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 357 Third St.
Block: 385 Lot: O.1
Zone: NC – Neighborhood Commercial
Description: Rehabilitation of and addition to existing 3-story 2-unit building. New building will be 4 stories with 4 residential units and ground floor commercial space.

11. Review and discussion of the proposed "Summit and Fairmount Redevelopment Plan." Formal action may be taken.

12. Certification of Artists as recommended by the Jersey City Artist Certification Board
13. Memorialization of Resolutions
14. Executive Session, as needed, to discuss litigation, personnel or other matters
15. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD